

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

Exhibit 2 to Notices of Condemnation

Additional Notice for MVP Parcel Nos. NC-RO-052.000
and NC-RO-053.000

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
Civil Action No. 1:21-cv-47-TDS-JLW

MOUNTAIN VALLEY PIPELINE, LLC,

Plaintiff,

v.

EASEMENTS TO CONSTRUCT,
OPERATE, AND MAINTAIN A
NATURAL GAS PIPELINE OVER
TRACTS OF LAND IN ROCKINGHAM
COUNTY, GUILFORD COUNTY, AND
ALAMANCE COUNTY NORTH
CAROLINA, *et al.*,

Defendants.

**NOTICE OF
CONDEMNATION**

TO: Bill R. Broadnax
703 Main Street
Seaboard, NC 27876

PLEASE TAKE NOTICE that Plaintiff Mountain Valley Pipeline, LLC (“**MVP**”), by and through the undersigned counsel, hereby provides notice to you of the following, pursuant to Rule 71.1(d) of the Federal Rules of Civil Procedure:

1. MVP has filed an action in the United States District Court for the Middle District of North Carolina to condemn easements over and across certain property in North Carolina. The easements are necessary for MVP to construct, operate, and maintain an interstate natural gas pipeline and NC-RO-052.000 and NC-RO-053.000

related facilities and appurtenances (collectively, the “**Pipeline**”). The Pipeline has been approved by the Federal Energy Regulatory Commission (“**FERC**”) pursuant to an Order granting a Certificate of Public Convenience and Necessity dated June 18, 2020 (the “**Certificate Order**”).

2. You own or have an interest in property over which easements for the Pipeline are being taken by condemnation. The property is located in Rockingham County and is more particularly described in Book 1106, Page 1257 and Book 943, Page 720 of the Rockingham County Registry, and bears Rockingham County Parcel Identification Numbers 166621 and 166622, and is identified as MVP Parcel Numbers NC-RO-052.000 and NC-RO-053.000. As shown on the map attached as Exhibit A, MVP seeks to acquire the following rights and easements over the property:

Temporary Workspace	0.37 acres
Additional Temporary Workspace	0.11 acres
Possible Temporary Workspace	0.10 acres
Access Road	0.58 acres
Permanent Easement	0.37 acres
Total acres, more or less:	1.53 acres.

3. The authority for the taking is the Natural Gas Act, 15 U.S.C. § 717(h), and the Certificate Order.

4. The property is to be taken for the Pipeline, which FERC has declared a public convenience and necessity.

5. You may serve an answer on MVP's attorney within 21 days after being served with this Notice of Condemnation.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. The name of MVP's attorney is Charles E. Raynal, IV. Mr. Raynal's telephone number is (919) 828-0564 and his email address is charlesraynal@parkerpoe.com. Mr. Raynal can be served at Parker Poe Adams & Bernstein LLP, 301 Fayetteville Street, Suite 1400, Raleigh, North Carolina 27601. The names and contact information for additional attorneys for MVP are in the signature block below.

This the 22nd day of January, 2021.

PARKER POE ADAMS & BERNSTEIN LLP

/s/ Charles E. Raynal IV

Charles E. Raynal, IV

NC State Bar No. 32310

Michael J. Crook

NC State Bar No. 44322

301 Fayetteville Street, Suite 1400

Raleigh, North Carolina 27601

Tel.: (919) 828-0564 | Fax: (919) 834-4564

charlesraynal@parkerpoe.com

michaelcrook@parkerpoe.com

Katie M. Iams

NC State Bar No. 38368

620 S. Tryon Street, Suite 800

Charlotte, North Carolina 28202

Tel.: (704) 372-9000 | Fax: (704) 334-4706

katieiams@parkerpoe.com

Counsel for Mountain Valley Pipeline, LLC

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing was electronically filed with the Clerk of the Court by using the CM/ECF System. The undersigned further certifies that a copy of the foregoing will be served on the landowner shown above who can be personally served in accordance with Rule 4 of the Federal Rules of Civil Procedure.

This the 22nd day of January, 2021.

/s/ Charles E. Raynal IV

Charles E. Raynal, IV

PARKER POE ADAMS & BERNSTEIN LLP

301 Fayetteville Street, Suite 1400

Raleigh, North Carolina 27601

Counsel for Mountain Valley Pipeline, LLC

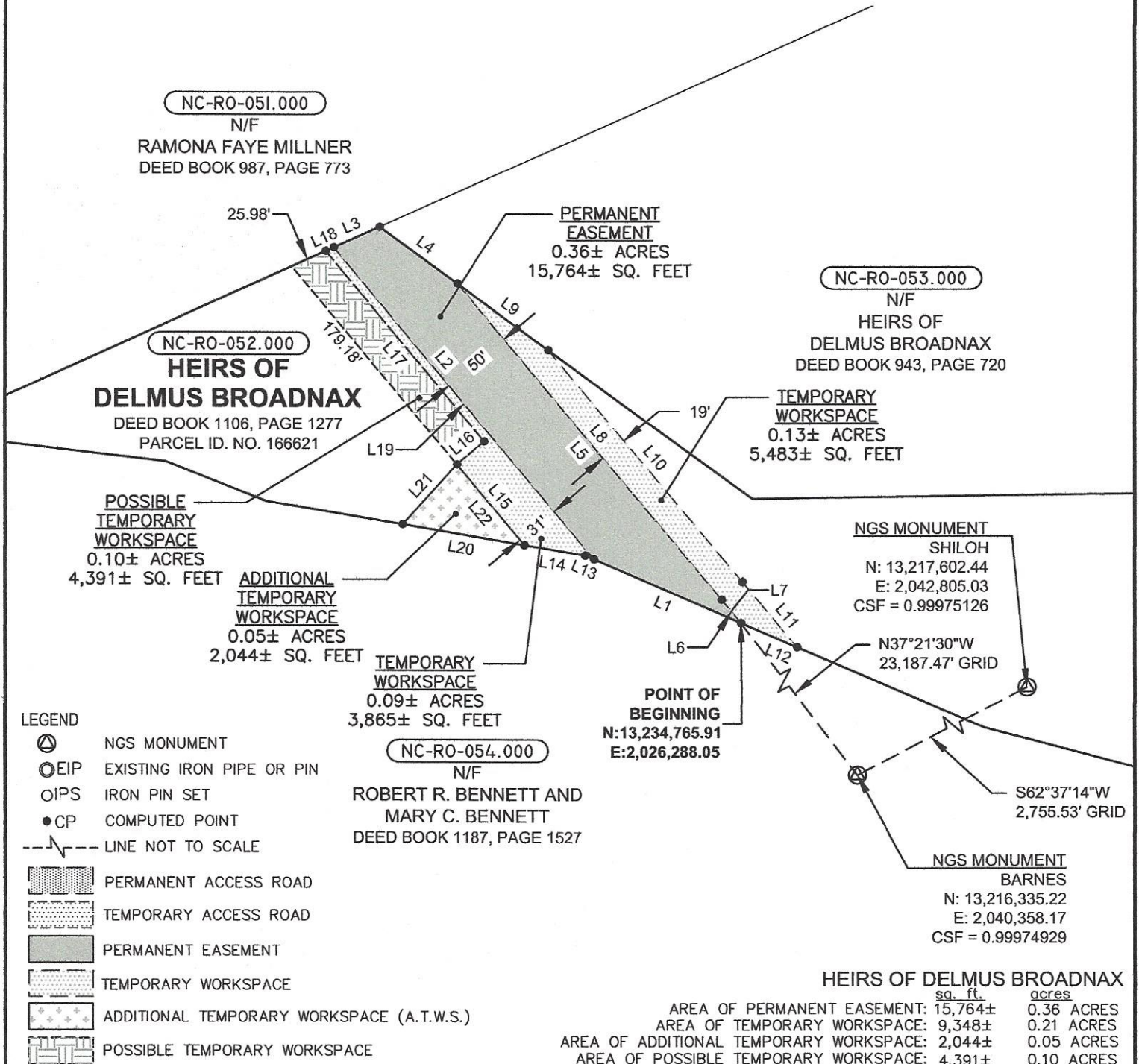
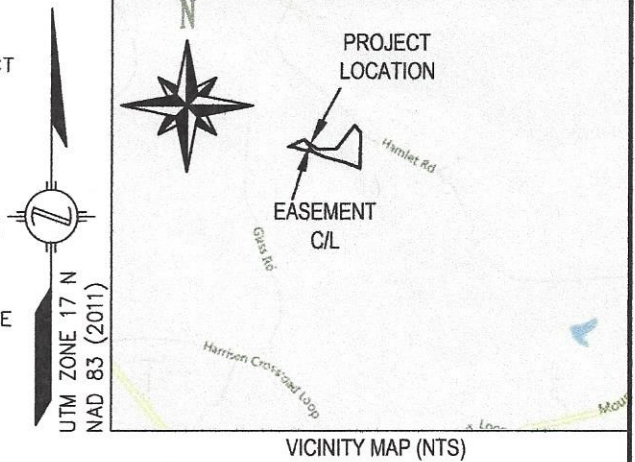
EXHIBIT A

Map of Easements

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1106, PAGE 1277
5. PARCEL ID: 166621
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.

EXHIBIT A



I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 1106, page 1277; that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 6th day of May, 2020

THOMAS WARNER KIMMEL, PLS L 3674

LAND OWNER INITIALS: _____

DATE: _____

TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572
NC CORPORATE LICENSE No. F-0591

tkimmel@trcsolutions.com



EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF WENTWORTH ROCKINGHAM COUNTY, NORTH CAROLINA			
Mountain Valley PIPELINE, LLC			
PIPELINE EASEMENT IN PROPERTY OF HEIRS OF DELMUS BROADNAX NC-RO-052.000 DEED BOOK 1106, PAGE 1277			
NC-RO-052.000			
Drawn By: DJB	Chk'd By:	App'd By:	TRC Proj. No. 300423
Drawn Date: 1/23/19	DD	TWK	Scale: 1"=100'
100 50 0 100		GRAPHIC SCALE IN FEET	
REVISIONS			
A	1/23/2019	ISSUE FOR REVIEW	
B	2/4/2019	DJB	UPDATED OWNER NAMES DD
1	4/20/2020	MSF	GENERAL REVISIONS TWK
No.	Date	Rev By	Description Checked

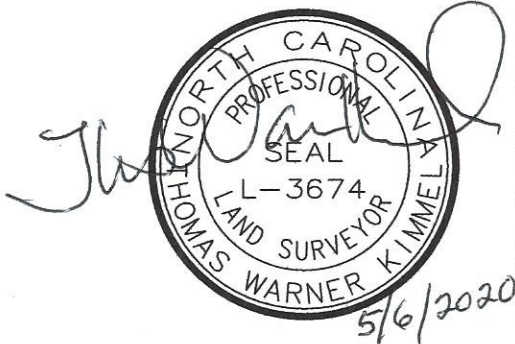
EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°43'29"W	111.39'
L2	N40°00'26"W	282.49'
L3	N65°47'53"E	35.07'
L4	S54°03'44"E	66.95'
L5	S40°00'26"E	286.49'
L6	S40°13'17"E	21.00'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L20	N80°27'09"W	86.07'
L21	N42°07'00"E	56.37'
L22	S40°00'24"E	73.23'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L7	N40°13'17"W	21.00'
L8	N40°00'26"W	286.49'
L9	S54°03'44"E	78.24'
L10	S40°00'26"E	210.56'
L11	S40°13'17"E	59.06'
L12	N66°43'29"W	42.58'
L13	N66°43'29"W	6.80'
L14	N80°27'09"W	43.07'
L15	N40°00'24"W	73.23'
L16	N49°59'37"E	25.00'
L17	N40°00'26"W	172.11'
L18	N65°47'53"E	6.24'
L19	S40°00'26"E	282.49'

SEE SHEET 1 OF 2 FOR GRAPHICS AND LABELS



LAND
OWNER
INITIALS: _____

DATE: _____

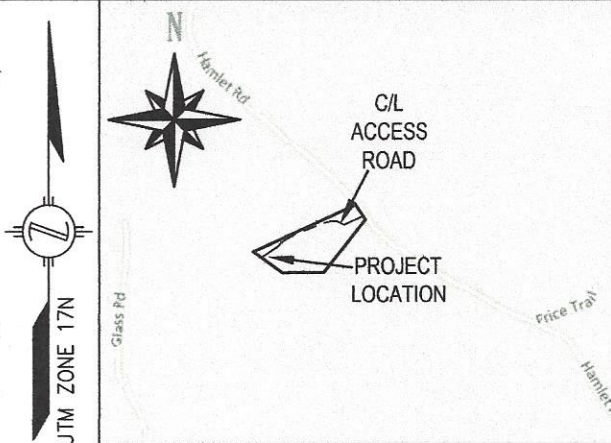
SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF WENTWORTH ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF HEIRS OF DELMUS BROADNAX NC-RO-052.000 DEED BOOK 1106, PAGE 1277				
NC-RO-052.000				
Drawn By: DJB	Chk'd By: DD	App'd By: TWK	IRC Proj. No. 300423	Scale: NTS
Drawn Date: 1/23/19			Sheet: 2 OF 2	MVP Proj. No.
REVISIONS				
A	1/23/2019		ISSUE FOR REVIEW	
B	2/4/2019	DJB	UPDATED OWNER NAMES	DD
1	4/20/2020	MSF	GENERAL REVISIONS	TWK
No.	Date	Rev By	Description	Checked

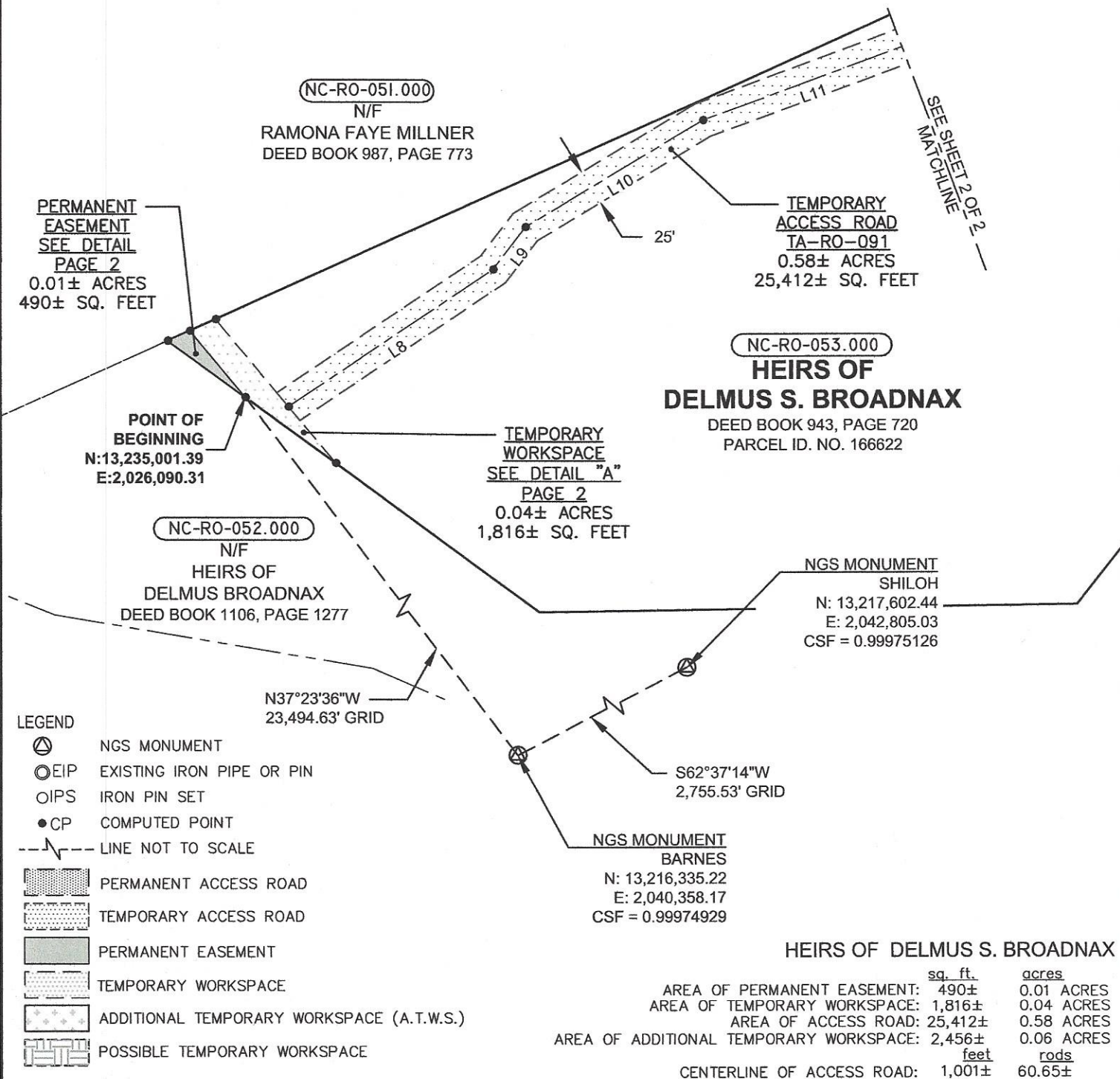
EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 943, PAGE 720
5. PARCEL ID: 166622
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17N.
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.



VICINITY MAP (NTS)



LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 943, page 720); that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 11th day of May, 2020

THOMAS WARNER KIMMEL, PLS L-3674

LAND OWNER INITIALS: DATE:



TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591

	sq. ft.	acres
AREA OF PERMANENT EASEMENT:	490±	0.01 ACRES
AREA OF TEMPORARY WORKSPACE:	1,816±	0.04 ACRES
AREA OF ACCESS ROAD:	25,412±	0.58 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE:	2,456±	0.06 ACRES
CENTERLINE OF ACCESS ROAD:	1,001± feet	60.65± rods

SEE SHEET 2 OF 2 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF WENTWORTH ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF HEIRS OF DELMUS S. BROADNAX NC-RO-053.000 DEED BOOK 943, PAGE 720				
NC-RO-053.000				
Drawn By: DJB	Chk'd By:	App'd By:	TRC Proj. No. 300423	Scale: 1"=100'
Drawn Date: 2/11/19	DD	TDK	Sheet: 1 OF 2	MVP Proj. No.
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
2	3/31/19		REMOVED INST#	
3	04/20/20	MSF	GENERAL REVISIONS	TDK
4	05/11/2020	DD	GENERAL REVISION	TDK
No.	Date	Rev By	Description	Checked

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EXHIBIT A

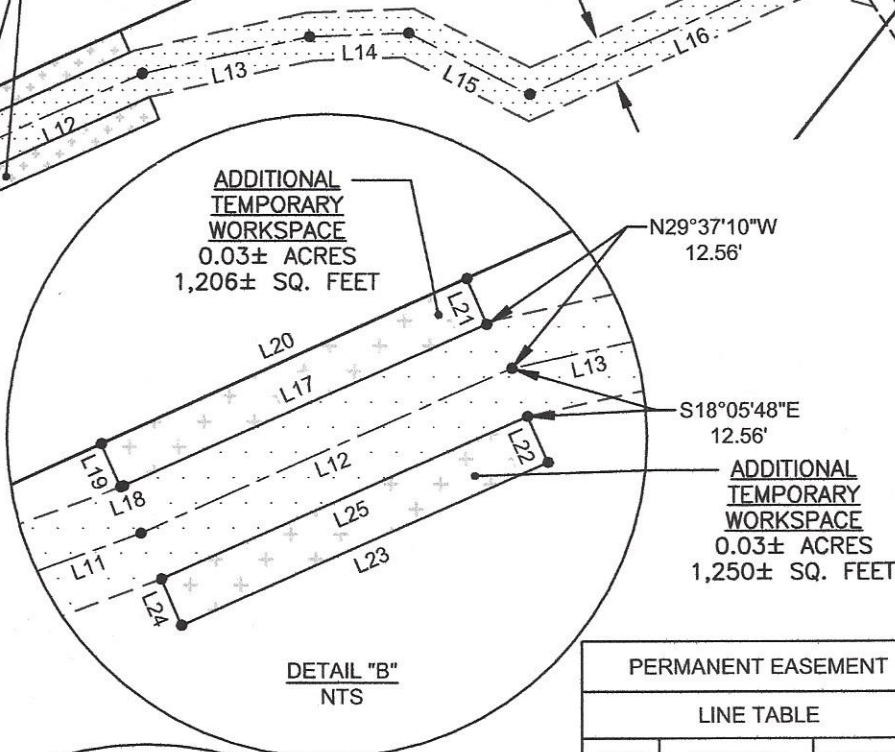
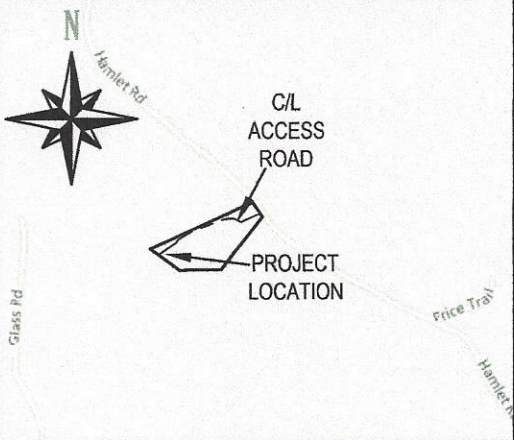
SEE SHEET 1 OF 2
MATCHLINE

NC-RO-051.000
N/F
RAMONA FAYE MILLNER
DEED BOOK 987, PAGE 773
SEE
DETAIL "B"

TEMPORARY
ACCESS ROAD
TA-RO-091
0.58± ACRES
25,412± SQ. FEET

CHECK
COORDINATES
N:13,235,351.40
E:2,027,013.89

VICINITY MAP (NTS)

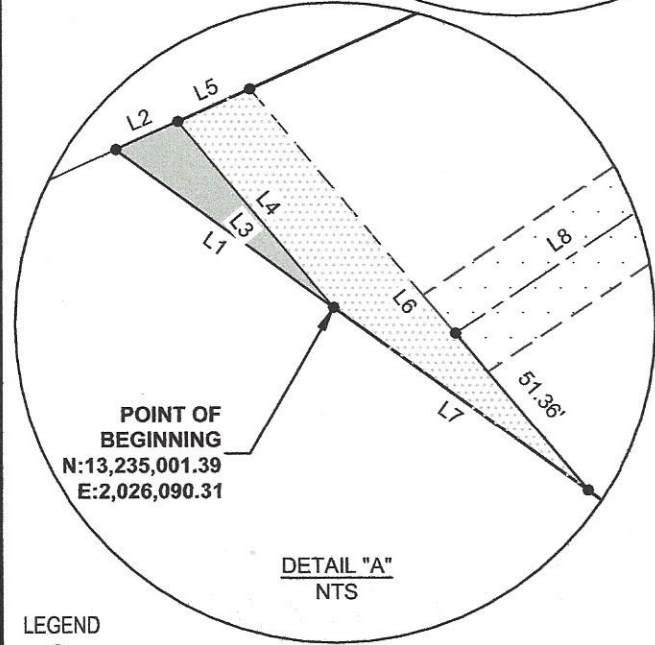


ACCESS ROAD		
LINE TABLE		
LINE	BEARING	DISTANCE
L8	N56°14'44"E	172.30'
L9	N37°37'27"E	37.30'
L10	N59°01'04"E	145.03'
L11	N69°50'48"E	157.16'
L12	N66°08'31"E	100.86'
L13	N77°39'53"E	89.38'
L14	N87°47'09"E	51.43'
L15	S63°27'49"E	70.41'
L16	N65°55'50"E	176.76'

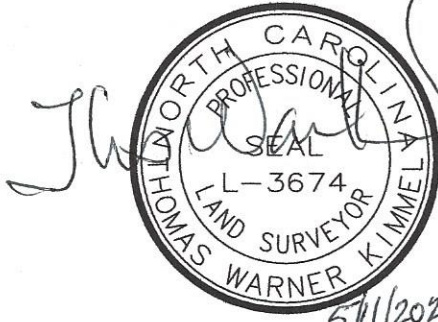
PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°03'44"W	66.95'
L2	N65°47'53"E	16.90'
L3	S40°00'26"E	60.34'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L17	S66°08'31"W	99.20'
L18	S69°50'48"W	0.81'
L19	N23°51'29"W	11.70'
L20	N65°47'53"E	100.01'
L21	S23°51'29"E	12.36'
L22	S23°51'29"E	12.50'
L23	S66°08'31"W	100.01'
L24	N23°51'29"W	12.50'
L25	N66°08'31"E	100.01'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L4	N40°00'26"W	60.34'
L5	N65°47'53"E	19.75'
L6	S40°00'26"E	130.86'
L7	N54°03'44"W	78.24'



- LEGEND
- NGS MONUMENT
 - EIP EXISTING IRON PIPE OR PIN
 - OIPS IRON PIN SET
 - CP COMPUTED POINT
 - LINE NOT TO SCALE
 - PERMANENT ACCESS ROAD
 - TEMPORARY ACCESS ROAD
 - PERMANENT EASEMENT
 - TEMPORARY WORKSPACE
 - ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
 - POSSIBLE TEMPORARY WORKSPACE



LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 2 OF 2 FOR LINE TABLES

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WENTWORTH
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley
PIPELINE LLC

PIPELINE EASEMENT IN PROPERTY OF
HEIRS OF DELMUS S. BROADNAX
NC-RO-053.000
DEED BOOK 943, PAGE 720

NC-RO-053.000

Drawn By: DJB Chk'd By: DD App'd By: TWK
Drawn Date: 2/11/19 DD TWK
TRC Proj. No. 300423
Sheet: 2 OF 2
Scale: 1"=100'
MVP Proj. No.

100 50 0 100
GRAPHIC SCALE IN FEET

REVISIONS			
2	3/31/19	GENERAL REVISIONS	
3	04/20/20	REMOVED INST#	TWK
4	05/11/2020	DD	GENERAL REVISIONS
No.	Date	Rev By	Description
			Checked

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.